

**City of Concord, New Hampshire
Architectural Design Review Committee**

March 8, 2011

The Design Review Committee held its regular monthly meeting on Tuesday, March 8, 2011, in the Second Floor Conference Room in City Hall at 8:30 AM.

Present at the meeting were Jennifer Czysz, Claude Gentilhomme, and Fred Richards. Messrs. Woodward and Henninger, Ms. Hebert and Ms. Osgood of the City Planning Division were also present, as was Craig Walker, Zoning Administrator.

The Design Review Committee met in order to review the proposed design of certain sites, buildings, building alterations and signs that are on the Planning Board's regular agenda for March 16, 2011, and which are subject to the provisions of the City of Concord's Zoning Ordinance in respect to Architectural Design Review. Comments on and criticisms of the items were made.

The following proposals were evaluated.

Agenda Items

- a. Revision to a Master Sign Plan for the **Foundry Business Center for 16 Foundry Street** as requested by the **16 Foundry Street Condominium Association**.
- b. Proposed placement and design of signs:
 - **Concord Pediatric Dentistry** for one new affixed sign at **16 Foundry Street**

Mr. Henninger introduced this proposal for an additional affixed sign facing the unnamed road over the Exit 16, I-93 overpass.

Bob Perry from Advantage Signs was present on behalf of Concord Pediatric Dentistry and explained that since Hesser College has occupied the top two floors of the building and installed their affixed sign on the upper floor, there has been some confusion about occupancy of the building. It appears as though Hesser College is the only occupant and patients are having some trouble finding Concord Pediatric Dentistry.

The Design Review Committee found the proposed amendment to the master sign plan for the Foundry Business Center to be appropriate, and recommended approval of the

amendment as well as approval of the proposed placement and design of the sign for Concord Pediatric Dentistry.

c. Site and building plans for **Concord Hospital Inc. at 250 Pleasant Street. (#2011-11)**

Mr. Henninger introduced this proposal for an approximately 10,000 square foot addition to the existing hospital building. He explained that the proposed location for the addition is about 20 feet below grade and not very visible from anywhere outside the campus. He explained they propose to add a story above the recent addition and to construct in the infill area. Colors and materials will match the existing building.

Dominic Ciavarro from Concord Hospital and Keith Lacasse from Lavalle Brensinger were present on behalf of the applicant. Mr. Ciavarro explained that the infrastructure is already in place in the main building to support this addition. He reported they plan to enlarge the operating rooms and to create corridor space to help movement of equipment, staff, and patients. Because of seismic regulations, the three-story building will be freestanding abutting the existing building. He explained that they will take all of the smaller HVAC units currently on the roof and replace them with one larger unit.

Mr. Lacasse explained that the materials to be used will match the existing building. The loading dock will have a membrane roof.

The Design Review Committee recommended approval as submitted.

d. Site and building plans by **Milano Real Estate Associates, LLC at 313-317 Loudon Road. (#2011-04)**

Michael D'Amante from Milano Real Estate Associates and Matt Peterson from Hillside Design were present to answer questions from the Committee.

Mr. Henninger explained that the Design Review Committee had reviewed the site and building plans last month and recommended that rear elevation be painted a darker color in order to minimize reflection of lighting for the neighboring residents. He noted that two vinyl fences were installed at the rear property line when the abutting restaurant buildings were constructed. He explained that the residences across Old Loudon Road are at a higher elevation than the proposed new building and he suggested extending the fencing to provide a better visual buffer.

Mr. D'Amante responded that he had met with the neighbors and they appreciated the suggestion of a darker wall. They had also asked that the applicants plant trees like those behind the existing Shell station instead of installing the additional fencing. They felt that the fences would not be tall enough to provide an adequate buffer and the trees would be more attractive. Mr. D'Amante also reported that the neighbors had asked for the vegetative buffer to be extended around the corner of the lot to help buffer sound.

Mr. Henninger suggested substituting shade trees for about 50% of the Snow Crab trees in the front of the site.

The Design Review Committee recommended approval with the adjustments to the rear screening as requested by the abutters as well as changes to the interior landscaping plan as suggested by City staff.

- e. Site and building plans by **P&M Realty of Concord, LLC on behalf of Evolution Rock and Fitness, LLC at the corner of South Main Street and Langdon Avenue.**
(#2011-10)

Timothy Golde from Golde Planning Consultants, and Hillary Harris, architect and owner of the proposed development, were present to answer questions from the Committee.

Mr. Golde explained this proposal to construct an indoor climbing gym and fitness center on a parcel adjacent to the proposed Concord Steam facility. There will be a 51-space parking lot on the south side of the building. There is also space for 36 more parking spaces that can be used for additional parking if necessary and they have requested a Conditional Use Permit to defer construction of these spaces. He noted that the climbing gym does not usually generate the same amount of traffic that a typical gym or fitness center nor requires the same amount of parking. Landscaping on the north side of the building will be heavy because the climbing wall will be on the northerly wall and create a building with a large blank wall. They also propose a stockade fence and heavy planting on top of a berm along the property line with the substation to the west.

Ms. Harris explained that she intended to design a building that would be as much as possible a passive solar building. The climbing wall will be on the north side of the building with the façade facing Langdon Avenue. She planned to have pretty extensive planting on the north side to break up the façade as well as a mural on the building using the siding material in green, slate and silver colors. Three mural designs were provided and the Design Review Committee preferred the option with both the Old Man of the Mountain and the Presidential Range. Ms. Harris noted that the designs would be executed through different color metal panels and would not be painted on.

Mr. Gentilhomme felt the design of the building was fine. He suggested carrying the color of the mural around the corners of the building. He also suggested applying a silhouette of a climber on the Old Man or the mountains.

Scott Walker asked to be recognized and explained he was present on behalf of J & S Leasing, abutters of the property. He reported that the Steenbokes were in favor of the project in general. However, this is not an industrial park. It used to be an industrial park but it is now zoned Opportunity Corridor. The look of the buildings needs to be

upscale. He explained that the Steenbokes are in negotiations for a large project on their site that will mean removing the metal siding, exposing and rehabbing the original brick façade and constructing a second story above the existing building to create a 120,000 square foot office building. They want to be sure that this building will be appropriate as a neighbor to their own project. The large north façade needs to be given more thought. A huge Butler building in the Opportunity Corridor is not going to be attractive in the bigger picture. This façade will be the entrance to this area. He emphasized the height of the proposed building as well as the width of the wall. Whatever can be done to reduce the massive wall would be appreciated by the Steenbokes. They are not opposed to this application but they are concerned about its appearance.

Ms. Harris noted that while the building will have metal siding, it will not be a Butler building. It will have a higher quality siding with color that is guaranteed for 20-30 years.

The Design Review Committee recommended that the applicant submit a sketch showing proposed landscaping as well as a perspective from Langdon Avenue. Ms. Harris indicated she would submit those plans for next month's meeting as well as provide copies directly to Mr. Walker.

Mr. Golde then asked for advice from the Committee regarding placement of dumpsters. The Committee suggested placing the dumpsters next to the embankment abutting the parking lot on the south side of the building.

f. Site and plan for a telecommunication tower by St. Paul's School on behalf of Florida Tower Partners, LLC at 325 Pleasant Street. (#2010-42)

Mr. Woodward explained an application had been submitted for a monopine telecommunications tower on the St. Paul's School campus. He reported that this tower will sit in the middle of a field surrounded by deciduous trees and the tower will substantially taller than the trees, so it will be quite visible. He reported that the applicant has submitted a photograph of a monopole which could have up to six individual birds nest installations for co-locations. He explained that the Planning Board had approved monopoles which were stealth poles with the equipment placed within the pole.

The Design Review Committee agreed that the stealth monopole would be the most appropriate design option. Also as suggested by the City's consultant, the applicants could consider a monopole at a height only as needed for the single location proposed at this time. They could then return for additional height and installations as additional service is proposed.

Mr. Woodward indicated he had not received any response from the applicants relative to the idea of a stealth monopole.

There was no further business to come before the Committee and the meeting adjourned at 10:05 AM.

Respectfully submitted,

Stephen L. Henninger
Assistant City Planner

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